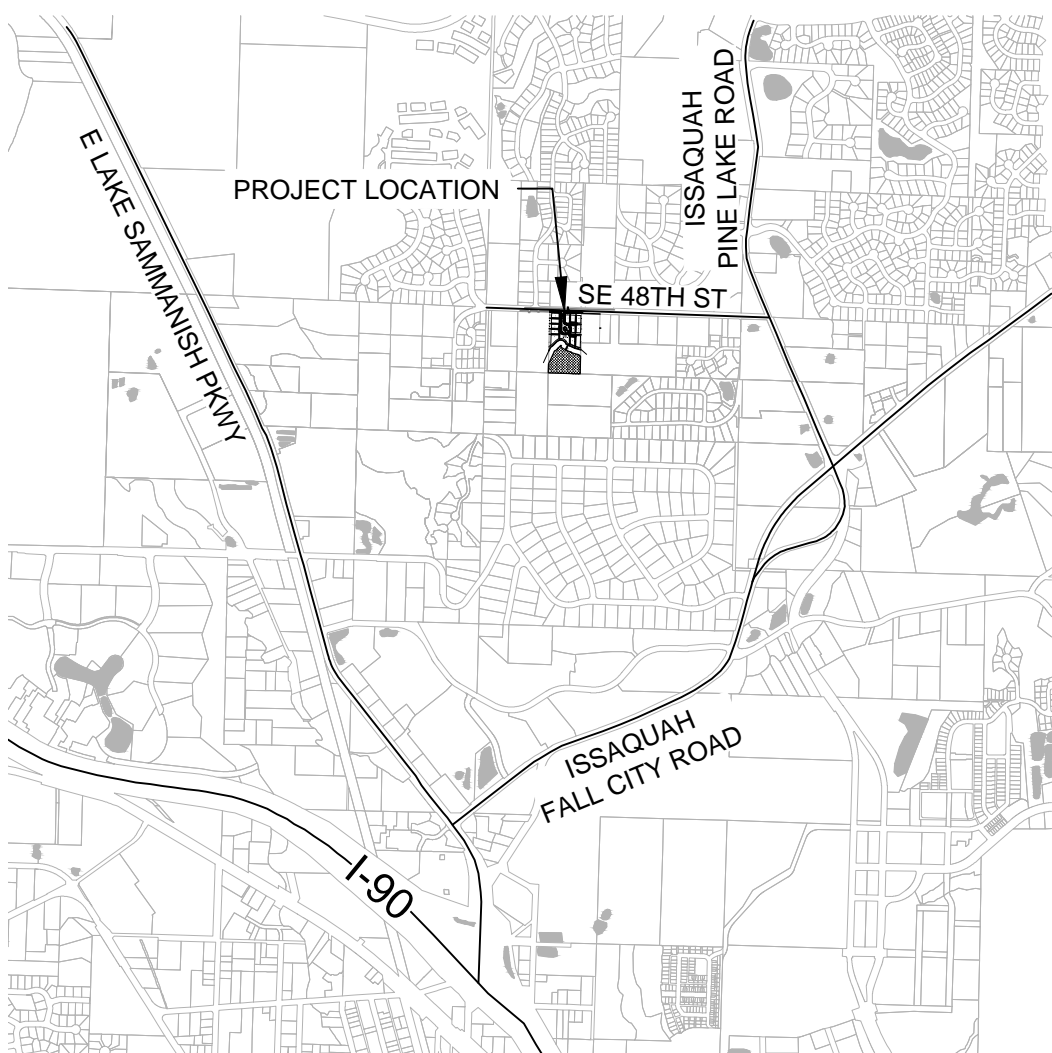


JAZZ RUN SUBDIVISION

CITY OF ISSAQUAH

PRE-APPLICATION SUBMITTAL



VICINITY MAP

SITE DATA

ASSESSOR'S PARCEL NUMBER: 222406-9098
PROPERTY ADDRESS: 23023 SE 48TH ST
CITY OF ISSAQUAH ZONING: SF/SL 7.26 DU/ACRE

TOTAL PARCEL AREA: ~4.8 ACRES
WETLAND AND BUFFER AREA: ~2.3 ACRES

MAXIMUM NUMBER OF LOTS: 29

2.5 acres x 7.26 du/acre = 19
and 2.3 acres x 7.26 du/acre x 0.6 (60% density credit) = 10

Total yield = 29 lots

FRONT SETBACK: 10 FT
SIDE SETBACK: 5 FT
REAR SETBACK: 20 FT

SE 48TH STREET R/W: CITY OF SAMMAMISH (LOCAL ACCESS ROAD)

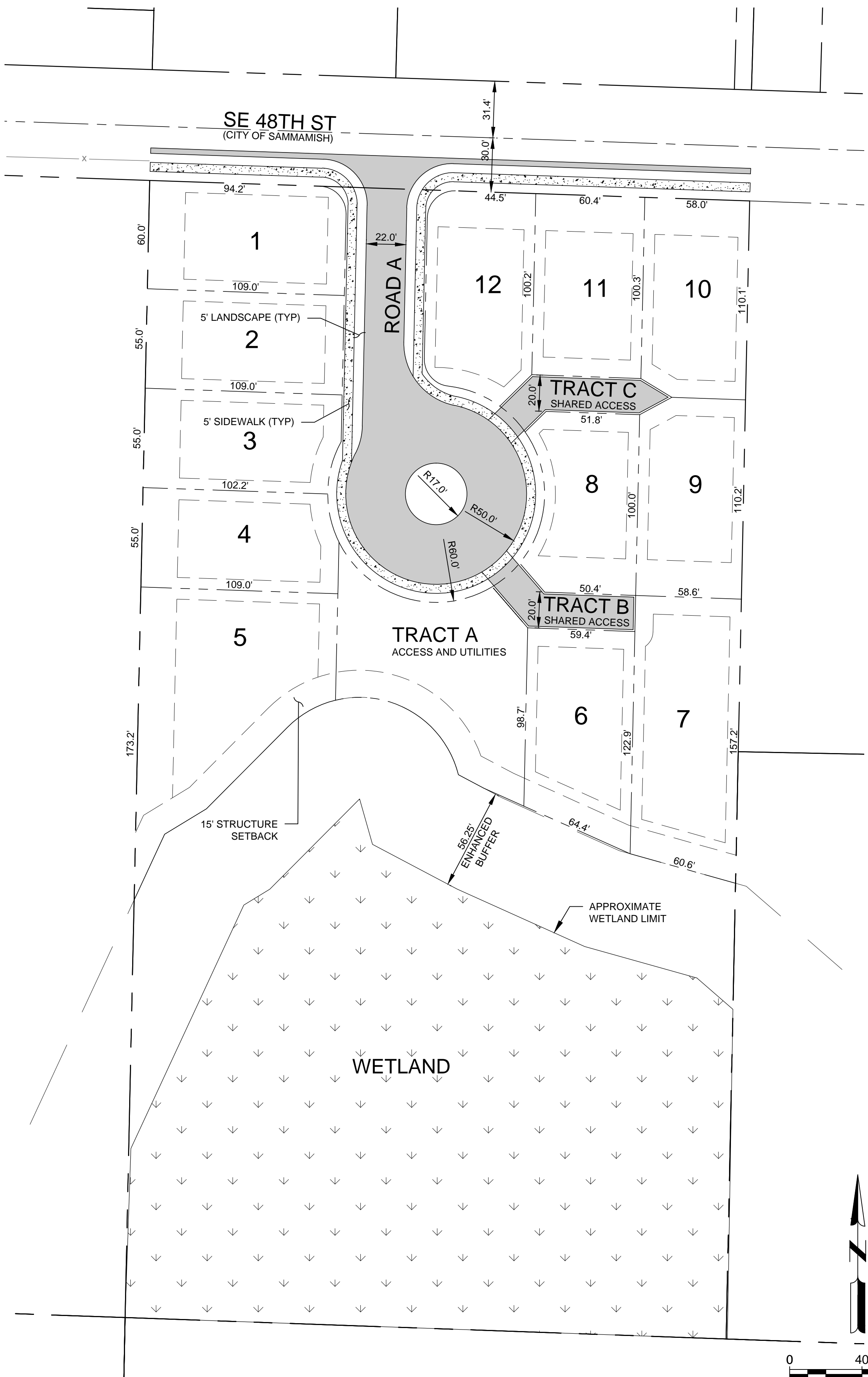
SEWER AND WATER: SAMMAMISH PLATEAU SEWER AND WATER DISTRICT

GENERAL NOTES

- SUBDIVISION LAYOUT, EXISTING CONDITIONS, AND PROPOSED IMPROVEMENTS AS SHOWN ON THESE PLANS IS CONCEPTUAL ONLY.
- EXISTING WETLANDS SHOWN BASED ON 2007 PRELIMINARY PLAT DOCUMENTS.
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON KING COUNTY GIS DATA AND IS SUBJECT TO CHANGE.

SHEET INDEX

C-101 COVER SHEET AND PLAT LAYOUT
C-102 GRADING AND UTILITY PLAN



SITE PLAN

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SUMMIT HOMES
JAZZ RUN SUBDIVISION
CITY OF ISSAQUAH, WASHINGTON

REVISION

NOT FOR CONSTRUCTION

M&H NO.: 4270600-141677.01
DATE: SEPTEMBER 25, 2014
DESIGNED BY: DAS
DRAWN BY: APF
CHECKED BY: DAS
DO NOT SCALE DRAWINGS

SHEET CONTENTS
COVER SHEET AND
PLAT LAYOUT

SHEET NO. 1 of 2

C-101

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CONCEPTUAL DRAINAGE DESIGN

- BASIC LEVEL 1 FLOW CONTROL IS REQUIRED BASED ON PROXIMITY TO DOWNSTREAM REGIONAL FLOW CONTROL PROJECT.

EXISTING CONDITIONS BASIN DATA:

HOUSE AND DRIVE	0.16 AC
WOODS	1.48 AC
LAWN	1.01 AC

DEVELOPED CONDITIONS BASIN DATA:

ROADWAY	0.39 AC
SIDEWALK	0.06 AC
LOT IMPERVIOUS (4,000 SF/LOT)	1.10 AC
LAWN	1.10 AC

LEGEND

— G —	EXISTING GAS LINE
— X —	EXISTING FENCE
—••••••••••••••••••••	EXISTING BARRICADE
— OTL —	OVERHEAD TELEPHONE LINE
— SS —	PROPOSED SANITARY SEWER
— ST —	PROPOSED STORM SEWER
○	PROPOSED SANITARY SEWER MANHOLE
⊙	PROPOSED STORM SEWER MANHOLE
■	PROPOSED STORM SEWER CATCH BASIN

